

TOWN OF CENTER HARBOR
PLANNING BOARD
Meeting
Tuesday, May 5, 2015

Chairman Charles Hanson called the hearing to order at 7:00 p.m. Present were Selectmen's Rep Harry Viens, Peter Loudon, David Reilly, Jackie Baker, Bill Ricciardi, Chuck Burns, Bob Coppo and Clerk Aimee Manfredi-Sanschagrini. In the audience Code Enforcement Officer Ken Ballance, Diane Campbell and representing Senters Market Condo Association Luke Dupuis.

I. MINUTES:

Charles Hanson motioned to accept the minutes of April 21, 2015, seconded by Bill Ricciardi. All were in favor, minutes pass unanimously.

Voting Members – Charles Hanson, Harry Viens, Peter Loudon, David Reilly, Jackie Baker and Bill Ricciardi

II. Hearing – Senters Market Amended Site Plan Review 102-060

Luke Dupuis, President of Senters Market Condo Association presents the case for Senters Market. Luke starts off by stating there was some conflicting information in the preliminary discussion meeting minutes from April 7, 2015 and is asking for clarification. Will the sign proposal require square footage amounts or specific dimensions? The reason for the question is due to the orientation of the sign. Luke would like to have the sign horizontally rather than vertically as originally discussed. Luke Dupuis, "I think vertically oriented, it may block the shops and I don't want that. I want something aesthetically pleasing letting people know what we have to offer." Luke continues, we would like to have a sign that is 5x7 located at the upper entrance on the right hand side next to the fence at Lavinia's. We would also like a directional sign similar to the 5x7 in the upper level, Charles Hanson clarifies that the sign Luke is referring to is the drawing on the plans submitted with the application identified as "B". Luke confirms yes, the sign in the lower level would have a perennial bed around the bottom we would make sure it's appealing.

Chairman asks if Chuck Burns has a question, Chuck states he doesn't think there is anything in our ordinance that refers to sign dimensions it only pertains to square footage. Ken Ballance, in regards to this project there is a height limitation but as far as the square footage, they can orient the sign however they choose so long as it stays within the approved square footage. Ken continues, the height cannot exceed 20 ft and it cannot block view in or out. Chairman asks, when you say block view are you talking visually. Ken Ballance, just the travel way. Chairman asks Ken Ballance if he looked at the signs being proposed, Ken Ballance confirms he did and adds orientation does not matter as long as the square footage is not exceeded, unless they want to go up, which they are not applying for at this time. Luke Dupuis confirms they are not.

Chairman, asks if the sign will be taller than 6 or 7 ft if set horizontally. Luke responds, he believes it would have to be taller than that. It would be approximately 8ft high and 13 ft long. Ken Ballance adds, it would be raised off the ground 3 ft so it is not sitting in the snow. Chairman, so it would be around 11 to 12 ft high. Chuck Burns asks, so the maximum height would be 20ft, Ken states 20ft would be the maximum per the original approval.

Chairman, Luke, you had mentioned when you first came in and we discussed concepts that by doing this you thought you would be able to get the shops into compliance. Luke confirms he is still willing to do that, "that is our goal." Chairman asks Harry Viens if the Board of Selectmen have discussed this at all. Harry Viens responds no we have not had a conversation about this particular case. Luke Dupuis states, our goal is the same, we want the signs cleaned up we want things that are not in compliance to be removed. Luke continues, Ken and I spoke yesterday and we agreed that within a couple of weeks the illuminated

signs in the windows will be removed. “I have also told all of the shop owners, with the exception of the Liquor store because I have not had the right contact person, what we are doing, what our goal is and essentially, if we get this approved, we have to make sure we are in compliance everywhere else. Everyone has been amenable to it.” Ken, internally lit signs need to go, we need to start somewhere so we chose the one that was the most obvious violation and that’s the illuminated signs which Luke was aware of. As far as the signs on the roof, I don’t think there is much recourse regarding that. You have to advertise your business or you won’t have your business.

Bill Ricciardi, I think having this sign and as you say “more aesthetically pleasing” it will make it look like the quaint New England Town it is. Ken Ballance, to give you a little bit a background because I was involved with the process, one of the reasons you don’t see a sign out there which is “a prime sign” was because someone wanted it out in no man’s land, which is owned by the State deeded to us with covenants. We can only maintain the land with a garden and such. Because the sign couldn’t get out there it never was placed anywhere else. Chuck Burns, there was a lot of procrastination with the association. I believe it was Bob Heath who promoted a sign in a different location but he never took it any further, and I remember the sign laying on the ground for a couple years, the sign was made but it never got planted. Luke, “did it look good?” Ken Ballance, it was a nice sign. Luke Dupuis, I’ve been over there for 12 years probably and I had no idea we had approval for the 2 5x7 signs. We were talking in our association meetings about it and there was no mention of it. Luke continues, someone here brought it to my attention and I was upset about it because here we have approval for 2 signs and we are complaining we don’t have signage.

David Reilly, how are you going to illuminate these signs? Luke, we would illuminate from the top most likely. Board discusses a down lighting concept and Luke asked for the name of the particular lighting. Ken Ballance states the sign would be designed that way. Luke, we certainly don’t want it to be distracting to people.

Chairman asks if there are any other questions from the Board. Hearing none the Chairman opens up comments and/or questions from the public. Diane Campbell from Yikes states she is in favor of the sign to direct people. Diane Campbell, “As a comment we have a lot of people that stop at our building looking for the quilting shop, so because 25B and Main Street are confusing if the sign could be addressed that may help.” Both Ken Ballance and Charles Hanson state it would have to be addressed because of 911 requirements. Diane mentions she did recall the original white sign and that it was nice but it was left on the ground and rotted. Luke Dupuis, you have my word if we do a sign it will be a nice sign.

Chairman closes the hearing at 7:25, Board goes into discussion.

David Reilly, we have a lot of questions on the table so maybe we want to nail them down and then bring them back. Bob Coppo, there are a lot of facts we don’t really know such as the sign dimensions. Luke Dupuis, but I didn’t think that was an issue I thought it was a square footage determination. Ken Ballance confirms we just need square footage. Chairman, and we can put other criteria on the approval. I know what you are saying David but we do have some general things that we know, it doesn’t really matter which way the sign is oriented either way would be allowed. Peter Loudon, there is pretty strict rules on the lighting so as long as we make certain that is followed I’m fine with the proposal.

Chairman, we first need to make a motion to accept the application as complete. Bill Ricciardi motions to accept the application as complete, Peter Loudon seconds. All were in favor.

Chairman let’s discuss, it seems like everyone is in agreement for the location, the Board confirms they are in agreement. Chuck Burns, mentions the request for a directional sign and that he doesn’t believe directional signs are added to the square footage, Ken confirms that is accurate and adds the directional sign will not be counted towards the square footage as long as that is all it does. Directional signs can only give direction an arrow, exit, entrance. Luke states they would like to have the directional sign incorporated into the Senters Market welcome sign, Ken states it has to be directional only, if you advertise the business into the sign it has to be computed into the square footage. Bill Ricciardi asks can it be put on the sign just not

added, Ken responds no if it's on a sign that has anything other than the directional information it is not exempt. Chuck asks if the signs will all be on Senters Market property, Luke responds absolutely. Chuck asks if the signs are subject to any set back requirements, Ken states 25ft off the center line on all traveled road ways. Ken Ballance, I did ask and Bill Ricciardi touched on it which is does Luke have permission and that requires the association to have a meeting and majority shareholders said this is what we wish to do. Luke adds, they were all notified of what the final plan was, I'm the President of the association I am authorized on behalf of the association to submit the application. Chairman asks about the back entrance, if you are here perhaps we should talk about that? Luke states he thought the back entrance was in Moultonborough. Ken Ballance, no none of the building is in Moultonborough. Luke, I get a tax bill from the Town of Moultonborough on my units. Ken Ballance, you are definitely not in Moultonborough. Luke, I can see the benefit of a sign out back but it is a busy parking lot, I'm not sure it is best to encourage people to use that entrance. Ken Ballance, I believe that was only supposed to be limited access and it was primarily so the delivery trucks could come in and do their job. Luke, I am not sure we want to encourage that access but am glad that you brought it up.

Chairman, we are in agreement on the locations, we are in agreement of the general arrangements of these signs. We have some concerns about the lighting, we would like to see them down lighted and are flowers going to be a consistent theme around the base with regards to these signs? Luke responds yes, ornamental plants. Chairman asks what other items we want to ask about. Bill Ricciardi asks how the reader board will be set. Luke replies the letters clip in. Bill also wants to confirm there will be no backlighting, Luke responds no there will not. Chairman asks if the Board wants to continue the hearing or move forward with a decision. Peter Loudon states the lighting is the only question and that is in the hands of the sign manufacturer. Ken Ballance states the sign manufacturers are obligated to concentrate the light in such a way that the least amount of wattage is necessary to do the job. Clerk, wants to confirm the square footage totals to make sure nothing comes back about calculations in the future. Clerk continues by stating the original approval for the Senters Market project signage is 434sf total, based on the inventory supplied to the Town for this amendment, Senters Market was under the total allowed by 142sf. However, I found a set of minutes that states "not to include the Senters Market sign on the front elevation." During the inventory, I'm not sure if the Heaths sign they measured is the same sign they are referring to in these minutes." Ken confirms the minutes are referring to the Heaths sign, Clerk again for clarification states the Heaths sign that is in the inventory calculated at 32sf has to be removed from the inventory, Ken confirms yes 32sf should be eliminated from the calculation. Clerk, so if we take that 32sf and remove it, the new total of allowable sf for the new signs now becomes 174sf and the new signs have to stay within that parameter. Ken, yes that is correct. Chairman asks, are we positive on that number. Clerk responds yes.

Chairman, the total square footage shall not exceed 434sf, the allowable is 174sf. Luke Dupuis, in that inventory is every single sign we could find on the property. Based on the new signs Senters Market is over the allowed by 30sf. Clerk, one other question our Ordinance would allow to have more than the 434sf but they chose not to? Ken, yes that was the agreement.

Chairman motions to approve what has been presented which are the two drawings in the locations identified clearly on the new plat. The lighting on the signs have to be done to the best lighting practices and that the signs will have ornamental plantings around the base. Also, the sign must not exceed 20 ft in height and not to exceed the total of 434sf allowed from the 1989 approval without site plan approval. Peter Loudon seconds the motion. All were in favor

Board reviews and approves to pay LRPC invoices.

The Chairman adjourned the meeting at 7:53 p.m. Next meeting scheduled for June 2, 2015 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin